

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Jason M. Rund Chapter 7 Trustee 840 Apollo Street, Suite 351 El Segundo, CA 90245 Telephone: 310-640-1200 Facsimile: 310-640-0200 Email: trustee@srlawyers.com  <input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  Monica Jalota,       Debtor(s).	CASE NO.: 2:14-12621 WB CHAPTER: 7       <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 09/25/2014	<b>Time:</b> 2:00 pm
<b>Location:</b> 255 East Temple Street, Courtroom 1375, Los Angeles, CA 90212	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 09/11/2014

**Description of property to be sold:** Single family residence located at 29214 Avenida Avila, Valencia, California

**Terms and conditions of sale:** The sale will be on an "as is" and "where is" basis, without any representations, warranties or recourse subject to Bankruptcy Court approval and overbid.

**Proposed sale price:** \$ 595,000.00 subject to overbid.

**Overbid procedure (*if any*):** See Attachment 1

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

**Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):**

K. Todd Tisdell  
Citrus Grove Real Estate  
30523 Deed Avenue  
Castaic, California 91384  
(661) 294-9404      ttisdell@citrusgrovegroup.com

Date: 08/26/2014

ATTACHMENT 1

In order for any party to participate in the overbid procedure regarding the property concerning the single family residence located at 29214 Avenida Avila, Valencia, California ("Property"), the Trustee requests that the parties comply with the following provisions:

a. In order for any person or entity to qualify to bid on the Property at the hearing on this Motion, they must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process.

b. Each party participating in the overbid process (including the Debtor, but not including the Buyer) must deliver to the Trustee at the hearing on the Motion a cashier's check in the amount of \$17,850.00, payable to Jason M. Rund, Trustee. If the bidder is successful, the \$17,850.00 shall be a deposit on the purchase, but will be forfeited if the bidder does not timely close the sale. If the bidder is not successful, the \$17,850.00 will be returned to the bidder.

c. Any bidder must provide evidence of pre-approved financing from a lender (not a pre-qualification subject to conditions) or available cash in an amount necessary to consummate the sale at the time of hearing. Such evidence must be satisfactory to the Trustee in his sole discretion.

d. Subject to court approval, the Trustee is recommending that minimum initial overbid amount shall be \$1,000.00. Each successive overbid shall be in such amount as the Court, in its discretion, determines to be sufficient.

e. All overbids must be on the same terms and conditions as the offer accepted from Buyer, other than price.

**IN THE EVENT THAT ANY BUYER FAILS TO PERFORM, THE  
DEPOSIT MADE AT THE TIME OF HEARING WILL BE FORFEITED.  
ALL SALES ARE ON AN AS-IS, WHERE-IS BASIS, WITHOUT  
REPRESENTATIONS, WARRANTIES OR RECOURSE.**

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
840 Apollo Street, Suite 351, El Segundo, CA 90245

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 08/26/2014, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee (LA), [ustpregion16.la.ecf@usdoj.gov](mailto:ustpregion16.la.ecf@usdoj.gov)  
Counsel for Debtor: Carlos E. Needham, [cneedham@needhamlegal.com](mailto:cneedham@needhamlegal.com)  
Counsel for Trustees of the Jalota Family Living Trust: Carol Unruh [cgunruh@sbcglobal.net](mailto:cgunruh@sbcglobal.net)

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 08/26/2014, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Monica Jalota, 1338 Shannon Ave SW, Calgary, AB T2Y 4I6

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 08/26/2014, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Via American Legal Support Services:

Judge's Copy: Honorable Julia W. Brand, United States Bankruptcy Judge, United States Bankruptcy Court,  
Bin outside Suite 1382, 255 Temple Street, Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

08/26/2014  
Date

Laura Gitnick  
Printed Name

/s/ Laura Gitnick  
Signature